

# DULLES TRADE CENTER II & IV

## ZONING ORDINANCE MODIFICATION APPLICATION



### DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

#### ZONING TABULATIONS

##### DTC II - LOT 20 & 21/ DTC4 - LOT 4

ZONED: PD-GI  
MINIMUM LOT AREA: 1 ACRE  
MINIMUM LOT WIDTH: NONE  
YARD SET BACKS:

##### REQUIRED YARDS

35 FEET WHEN ADJACENT TO PEBBLE RUN DR. AND/OR OVERLAND DR.

100 FEET FOR ANY BUILDING, OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE, OR LOADING AREA WHEN ADJACENT TO AN AGRICULTURAL DISTRICT, A RESIDENTIAL DISTRICT, OR A LANDBAY WHERE RESIDENTIAL USE IS PERMITTED

50 FEET PROPOSED SETBACK TO RESIDENTIAL DISTRICTS

50 FEET FOR PARKING WHEN ADJACENT TO AN AGRICULTURAL DISTRICT, A RESIDENTIAL DISTRICT, OR A LANDBAY WHERE RESIDENTIAL USE IS PERMITTED

25 FEET PROPOSED PARKING SETBACK TO RESIDENTIAL DISTRICTS

30 FEET BETWEEN BUILDINGS ON INDIVIDUAL LOTS

25 FEET BETWEEN BUILDINGS ON THE SAME LOT

MAXIMUM FAR: 0.40(ZMAP 1986-0012)  
MAXIMUM LOT COVERAGE: 0.45  
MAXIMUM BUILDING HEIGHT: 35' MAXIMUM, PROVIDED THAT A BUILDING MAY BE ERECTED TO A MAXIMUM HEIGHT OF 100' IF IT IS SET BACK FROM STREETS OR FROM LOT LINES THAT DO NOT CONSTITUTE BOUNDARIES OF DISTRICTS WITH LOWER MAXIMUM HEIGHT RESTRICTIONS. IN ADDITION TO EACH OF THE REQUIRED MINIMUM YARD DIMENSIONS, A DISTANCE OF NOT LESS THAN 2 FEET FOR EACH 1 FOOT OF HEIGHT THAT IT EXCEEDS THE 35' LIMIT.

REQUIRED LANDSCAPE OPEN SPACE: 20% OF BUILDABLE AREA

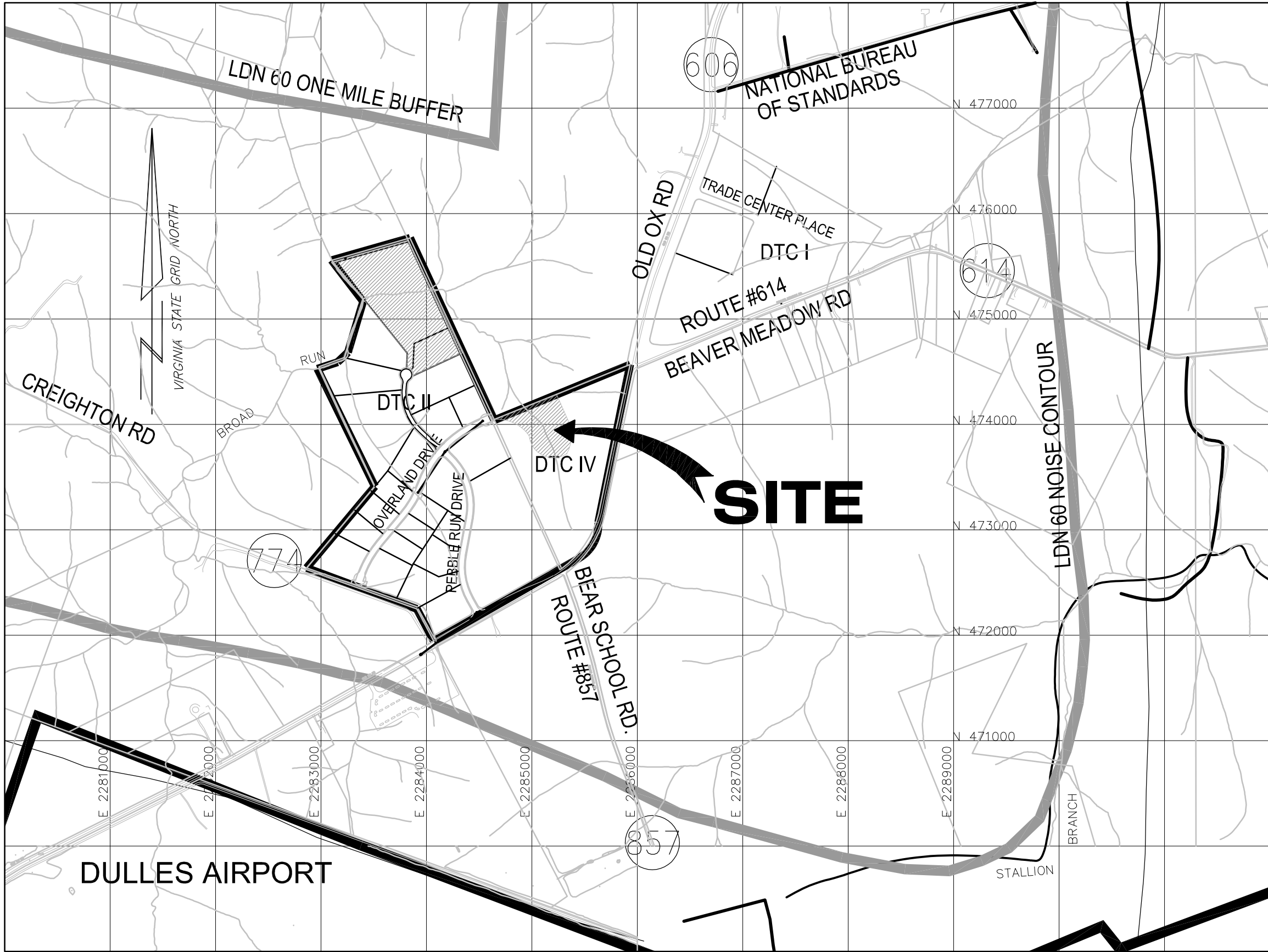
#### OVERLAY DISTRICTS

DISTRICT: IMPACT  
AIRPORT: AIRPORT NOISE (LDN 60 1 MILE BUFFER)

#### NOTES

1. A PHASE I ARCHEOLOGICAL INVESTIGATION HAS BEEN CONDUCTED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INC., IN JUNE, 2003 AND HAS FOUND 1 ARCHEOLOGICAL SITE, CATALOGUED AS SITE 44LD1025. THIS SITE IS DEPICTED ON SHEET 3 OF THIS PLAN. NO OTHER ARCHEOLOGICAL, NATURAL OR HISTORIC FEATURED, CEMETERIES OF HISTORIC LAND MARKS EXIST ON THIS SITE AS IDENTIFIED IN ADOPTED FEDERAL AND STATE DOCUMENTS.

2. FLOOD PLAIN INFORMATION SHOWN HEREON OBTAINED FROM LOUDOUN COUNTY OFFICE OF MAPPING & GEOGRAPHIC INFORMATION AND REPRESENTS THE DELINEATION PER THE FLOOD PLAIN MAP OF LOUDOUN COUNTY.



VICINITY MAP

SCALE: 1" = 1000'

##### OWNERS/APPLICANTS:

UNITED RENTALS INC.  
5 GREENWICH OFFICE PARK  
GREENWICH, CT 06831

##### PATRIOT LAND HOLDINGS, LLC

P.O. BOX 230686  
CENTERVILLE, VA 20120

MAGHRABI, AHMED  
5505 SEMINARY ROAD #1601  
FALLS CHURCH, VA 22041

#### NOTES:

- THE PROPERTIES DELINEATED HERON ARE LOCATED WITHIN THE LDN 60 1-MILE BUFFER.
- THE BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM DEED OF RECORD, RECORD PLAT PREPARED BY PBS&J, DATED 3/25/05, AND RECORDED AS INSTRUMENT NO. 20050328-0031424, AMONG THE LAND RECORDS OF LOUDOUN COUNTY.
- NO TITLE REPORT FURNISHED.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF ZMAP 2003-0001 (APPROVED 5-4-04) AND PROFFERS. REFER TO THE ASSOCIATED PLANS TABLE ON THIS SHEET FOR FURTHER INFORMATION.
- THIS SUBDIVISION IS SUBJECT TO THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THIS SUBDIVISION IS SUBJECT TO THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE OF LOUDOUN COUNTY, VIRGINIA.
- THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH EASEMENTS ARE HEREBY GRANTED FOR STORM DRAINAGE, STORM WATER MANAGEMENT ACCESS AND/OR STORM WATER MANAGEMENT PURPOSES SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS, AND STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE EASEMENTS CONVEYED HEREBY. UNLESS SUCH RESPONSIBILITY SHALL HAVE BEEN GIVEN TO ITS SUCCESSORS OR TO AN OWNER'S ASSOCIATION UNDER THE PROVISIONS OF ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS HERETOFORE OR HEREAFTER RECORDED; IT BEING INTENDED THAT THE RESPONSIBILITY OF MAINTENANCE SHALL NOT BE A PERSONAL OBLIGATION BUT SHALL RUN WITH THE LAND. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENTS.
- NO USE SHALL BE MADE, NOR SHALL ANY IMPROVEMENTS BE MADE WITHIN ANY FLOOD PLAIN, STORM DRAINAGE, OR STORM WATER MANAGEMENT EASEMENTS, WHICH WOULD IN ANY WAY INTERFERE WITH NATURAL DRAINAGE.
- PLEASE DIRECT QUESTIONS REGARDING THE PROPOSED DEVELOPMENT AND ANY REQUESTS FOR FIELD ASSISTANCE TO GREG STAVROU, PBS&J ENGINEER, (703) 471-7275, 3859 CENTERVIEW DR., SUITE 160, CHANTILLY, VA 20151.

#### ASSOCIATED PLANS:

NAME	LCBD #	LCSA #	STATUS
DULLES TRADE CENTER II ZMAP	1986-0012		APPROVED 9-21-87
DULLES TRADE CENTER II SBRD	2002-0004		APPROVED 11-12-02
DULLES TRADE CENTER II SBPL	2003-0009		APPROVED 04-05-04
DULLES TRADE CENTER IV ZMAP	2003-0001		APPROVED 5-4-04
BROAD RUN INDUSTRIAL PARK ZMAP	1986-0012		
DULLES TRADE CENTER II CPAP	2004-0034		APPROVED 8-27-04
DULLES TRADE CENTER II SBRD	2004-0030		APPROVED 10-26-04
DULLES TRADE CENTER IV STPL	2004-0072		APPROVED 2-10-05
DULLES TRADE CENTER II BLAD	2004-0074		APPROVED 3-14-05
DULLES TRADE CENTER IV SBPR	2004-0017		APPROVED 3-25-05

#### PARCELS SUBJECT TO ZMOD

- UNITED RENTALS, INC.  
MCPI # 123-19-9878  
TAX MAP 19311115CM11141
- PATRIOT LAND HOLDINGS, LLC  
MCPI # 123-28-7817  
TAX MAP 1921171111211
- AHMED MAGHRABI  
MCPI # 123-19-0969  
TAX MAP 1921171111201

#### SHEET INDEX

- COVER SHEET
- PLAN VIEW
- CROSS SECTIONS & PHOTOS

1	MAY 2007	REVISION 1	BY	DATE
2	SEPT 2007	REVISION 2		

DEVELOPER:

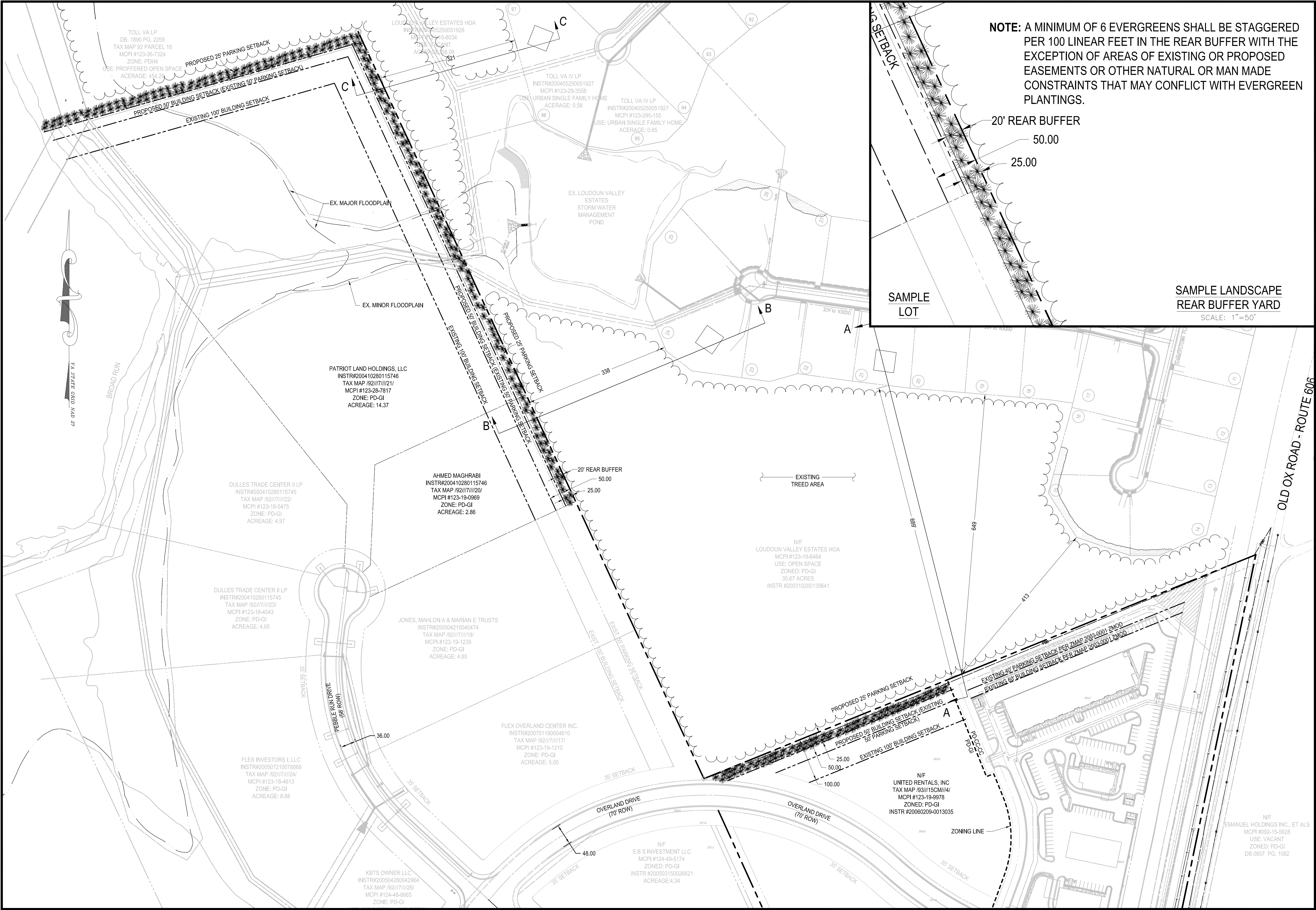


DULLES TRADE CENTER  
DULLES ELECTION DISTRICT - LOUDOUN COUNTY, VIRGINIA

COVER SHEET

PROJ. NO.	COUNTY NUMBER:
DATE: MARCH 2005	LCSA NUMBER:
DWG. BY:	SHEET NO:
DESIGN BY:	1
CHECK BY: JPB	OF 3
SCALE: N/A	





**NOTE:** A MINIMUM OF 6 EVERGREENS SHALL BE STAGGERED PER 100 LINEAR FEET IN THE REAR BUFFER WITH THE EXCEPTION OF AREAS OF EXISTING OR PROPOSED EASEMENTS OR OTHER NATURAL OR MAN MADE CONSTRAINTS THAT MAY CONFLICT WITH EVERGREEN PLANTINGS.

20' REAR BUFFER  
50.00  
25.00

SAMPLE LOT

SAMPLE LANDSCAPE  
REAR BUFFER YARD  
SCALE: 1"=50'

NO.	DATE	DESCRIPTION	BY	AUTH.
1	MAY 2007	REVISION 1		
2	SEPT 2007	REVISION 2		

DEVELOPER:

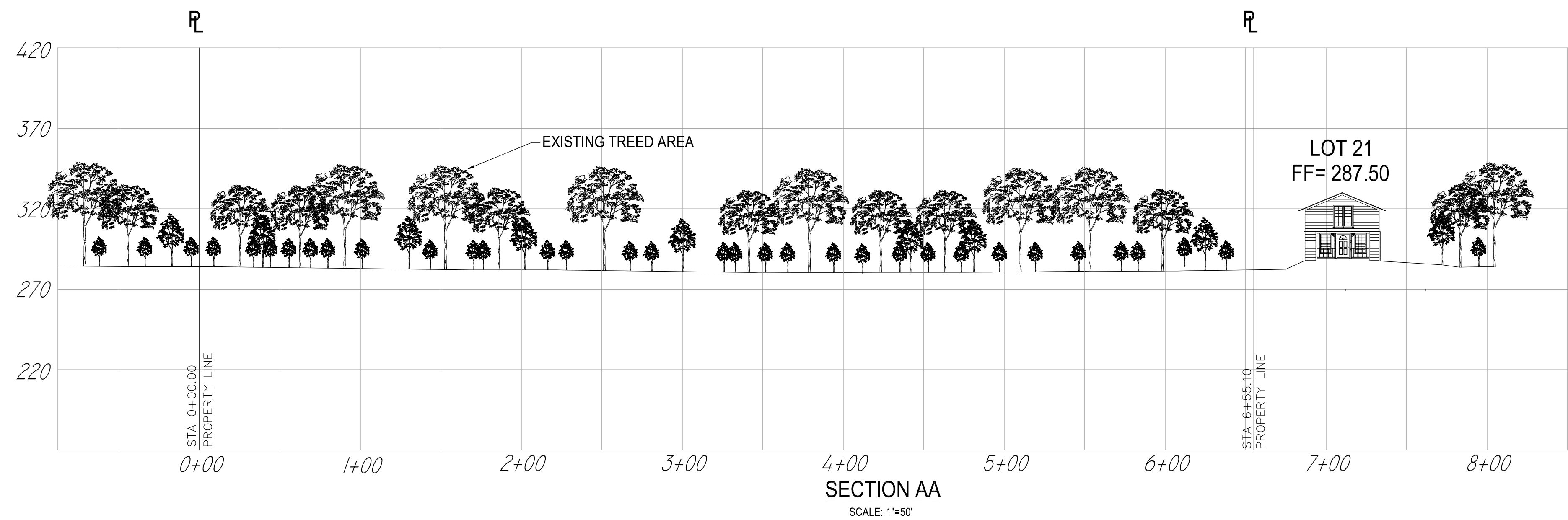
**ENGINEER:** **PBS&J**  
POST BUCKLEY SCHULZ & JERNIGAN, INC.  
3859 CENTREVIEW DRIVE, SUITE 100  
FALLS CHURCH, VA 22044  
TEL: 703.471.7275 FAX: 703.471.8021

COMMONWEALTH OF VIRGINIA  
GREGORY T. STAYBRO  
Lic. No. 40863  
9/14/07  
PROFESSIONAL ENGINEER  
ENGINEER'S SEAL & SIGNATURE

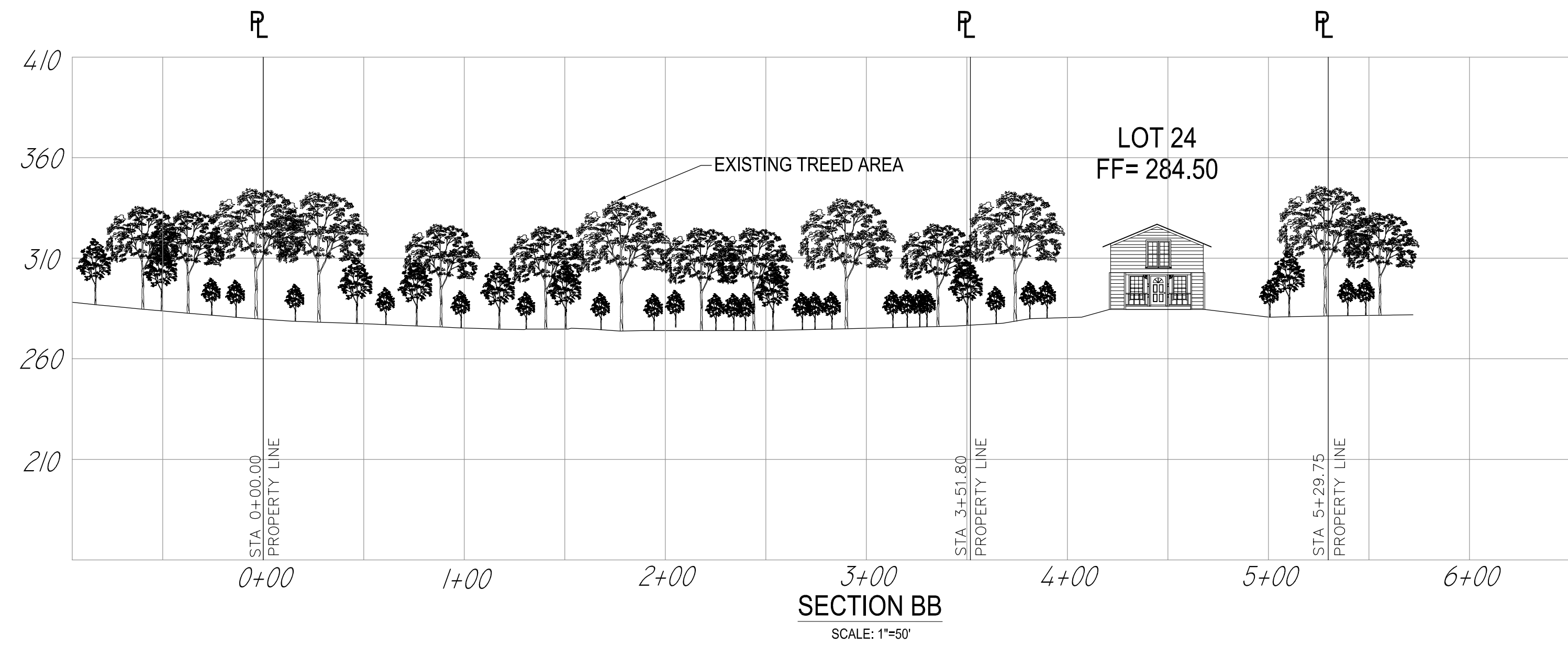
**DULLES TRADE CENTER**  
DULLES ELECTION DISTRICT - LOUDOUN COUNTY, VIRGINIA  
**SETBACK MODIFICATION  
PLAN VIEW**

PROJ. NO.	COUNTY NUMBER:
DATE: MARCH 2005	LCSA NUMBER:
DWG. BY: WCA	SHEET NUMBER:
DESIGN BY:	<b>2</b>
CHECK BY: JPB	OF 3
SCALE: 1"=100	

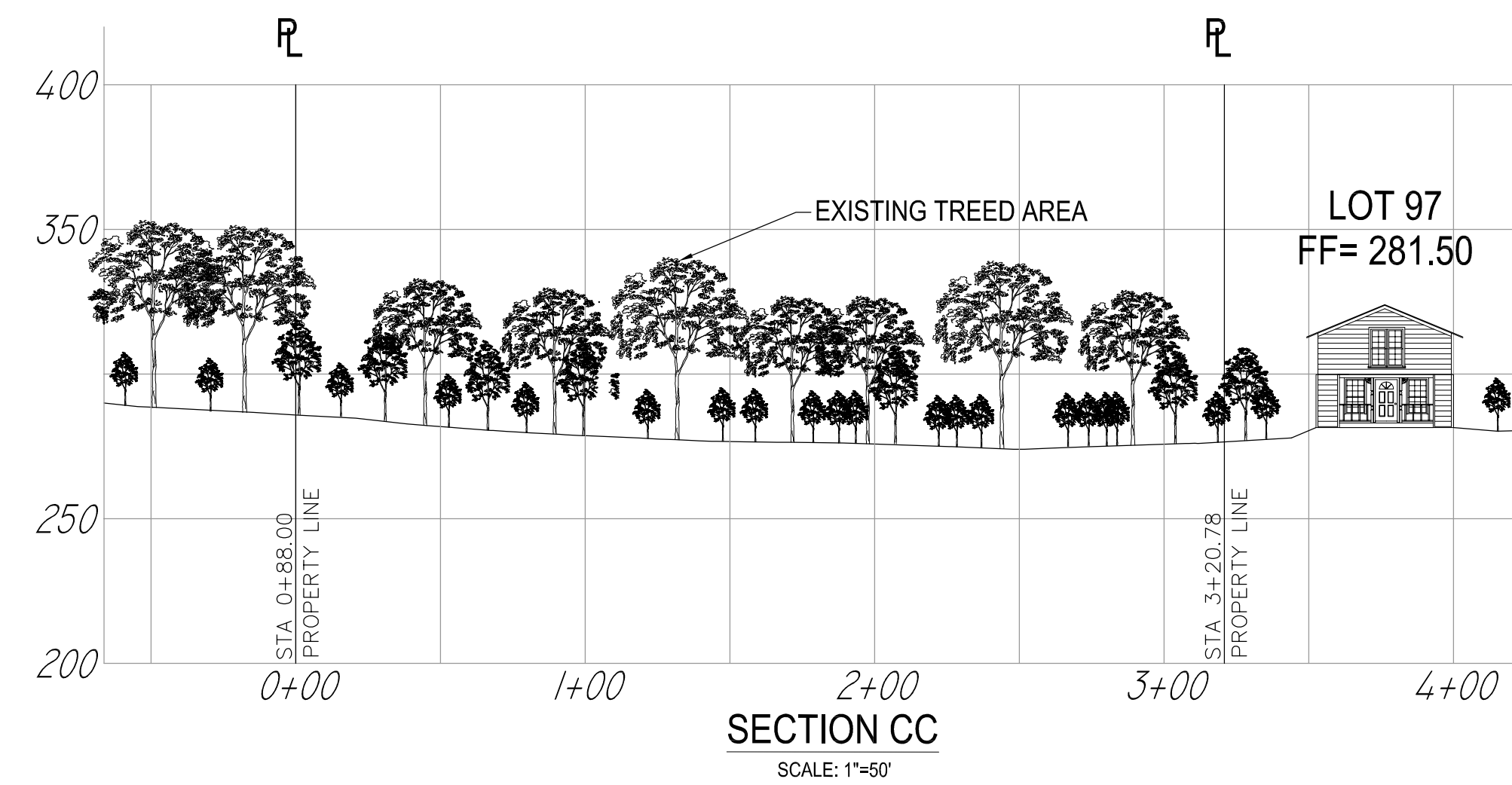




LOOKING AT THE PATRIOT AND MAGHRABI PARCELS FROM PEBBLE RUN DR.



LOOKING NORTH AT THE UNITED RENTALS PARCEL ABUTTING THE WOODED OPEN SPACE FROM OVERLAND DR.

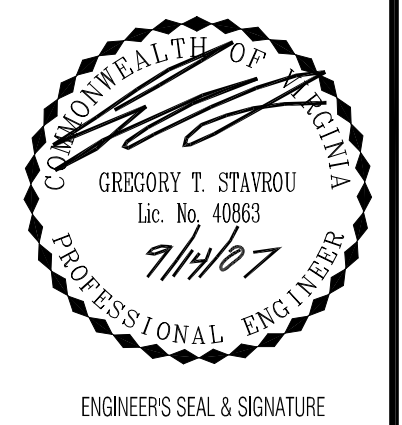


LOOKING SOUTH AT THE UNITED RENTALS PARCEL ABUTTING THE WOODED OPEN SPACE FROM OVERLAND DR.

NO.	DATE	DESCRIPTION	BY	AUTH.
1	MAY 2007	REVISION 1		
2	SEPT 2007	REVISION 2		

DEVELOPER:

ENGINEER:  
**PBS&J**  
GREGORY T. STAVROU  
Lic. No. 40863  
3859 CENTERVIEW PARK, SUITE 160  
DULLES, VA 20146  
TEL: 703.471.7275 FAX: 703.471.8021



**DULLES TRADE CENTER**  
DULLES ELECTION DISTRICT - LOUDOUN COUNTY, VIRGINIA  
**SETBACK MODIFICATION**  
**CROSS SECTIONS & PHOTOS**

PROJ. NO.	COUNTY NUMBER:
DATE: MARCH 2005	LCSA NUMBER:
DWG. BY: WCA	SHEET NO:
DESIGN BY:	3
CHECK BY: JPB	OF 3
SCALE:	